

FOR SALE

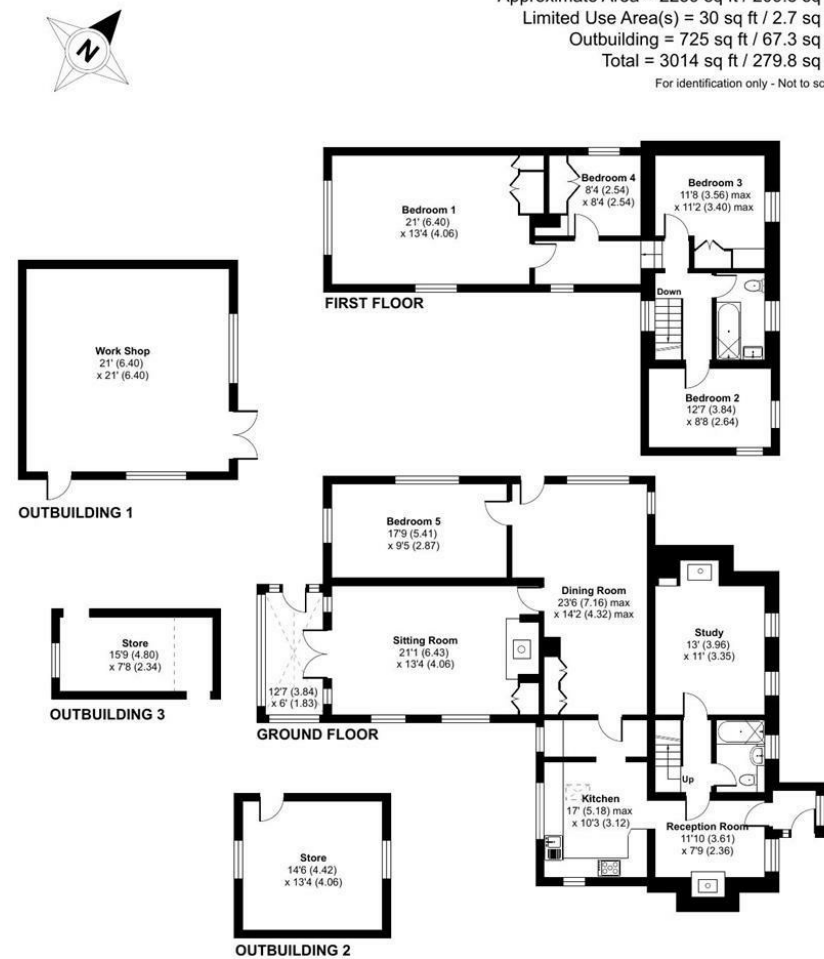
2 Gravels Bank, Minsterley, Shrewsbury, SY5 0HG



Gravels Bank, Minsterley, Shrewsbury, SY5

Approximate Area = 2259 sq ft / 209.8 sq m
Limited Use Area(s) = 30 sq ft / 2.7 sq m
Outbuilding = 725 sq ft / 67.3 sq m
Total = 3014 sq ft / 279.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Halls GB. REF: 1165134



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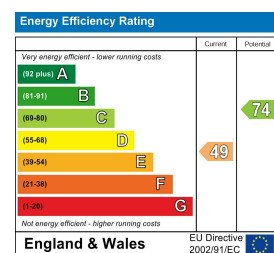
Offers in the region of £575,000

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



England & Wales EU Directive 2002/91/EC

A sympathetically improved and extended detached country cottage set in a rural position with just over 2 acres of paddocks, gardens and useful workshops/buildings. Comprising 4 bedrooms, 4 reception rooms/optional 5th bedroom, 2 bathrooms, kitchen, utility, conservatory and hall. Peaceful yet accessible location.



01588 638 755

Bishops Castle Sales
33b Church Street, Bishops Castle, Shropshire, SY9 5AD
E: bishopscastle@hallsgb.com



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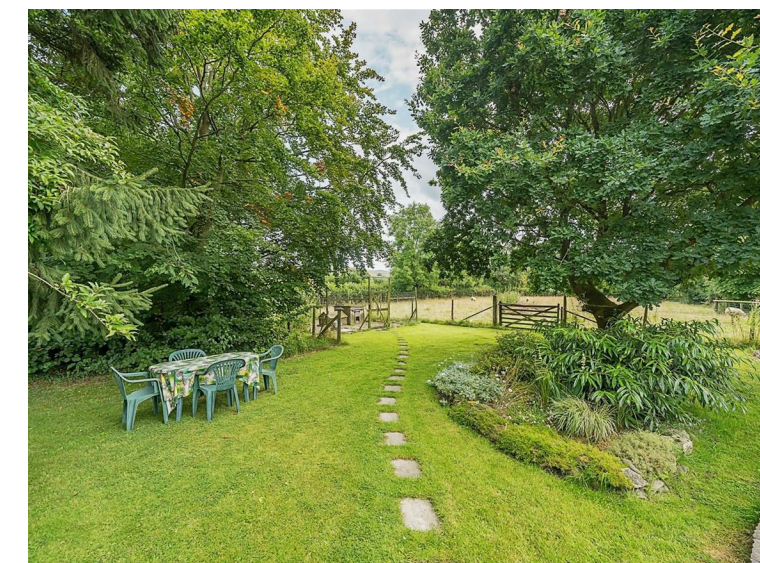
4 Reception Rooms



4 Bedrooms



2 Bath/Shower Rooms



- Improved and extended detached country cottage
- Set in just over 2 acres in peaceful location
- Paddocks, gardens, useful workshop/building
- 4 bedrooms, 2 bathrooms
- 4 reception rooms/optional 5th bedroom
- Kitchen, Utility, conservatory and hall

GENERAL REMARKS

2 Gravels Bank is a beautifully situated, traditional stone cottage which has been greatly improved and extended by its long time owners, to provide an excellent family sized home. Accommodation extends to 4 bedrooms with an optional ground floor bedroom/study, 2 bathrooms, large living room and dining room and study. A conservatory off the living room overlooks the gardens and land with the kitchen, utility and hall completing the living quarters.

Of particular note are the outside spaces, which extend to just over 2 acres, including 2 separate hay meadow paddocks, mature landscaped terraces with wildlife pond, lawns, vegetable patch, chicken run and wilderness gardens. Timber and G I building with 2 smaller sheds provide workshop and storage space. The gardens are a fantastic space for enjoying the peace and tranquillity of the situation, together with the country views including Corndon Hill.

SITUATION

The property is located in the peaceful enclave of Gravels Bank and enjoys a secluded position within its own 2 acres. It has great views over the surrounding countryside and up towards Corndon Hill. The nearest village is along Hope Valley at Minsterley, 5 miles away, and the County Town of Shrewsbury further along the A488, 16 miles distant, and which offers the full range of services and amenities, together with access to the national rail and road network.

ACCOMMODATION

Arranged over two floors, the extended stone cottage comprises the following:

ENTRANCE PORCH

Quarry tiled floor and coat hooks.

ENTRANCE HALL

10'11" x 7'7" (3.33m x 2.31m)

With quarry tiled floor, feature fireplace with wood burning stove, exposed ceiling joists, radiator and door into:

KITCHEN

11'10" x 10'3" (3.61m x 3.12m)

With sloping ceiling and roof light, windows to rear garden, quarry tile floor, range of worktops, cupboards and drawers, hob and oven and cooker hood, stainless steel sink unit, radiator and opening into:

UTILITY

10'5" x 4'5" (3.18m x 1.35m)

With 'Firebird' oil boiler, plumbing and spaces for a washing machine and freezers. Door into:

DINING ROOM

23'6" x 11'0" (7.16m x 3.35m)

A good sized room with large windows to gardens and open fields. Quarry tiled floor, door to outside, part wood panelled wall, radiator and fitted store cupboards.

STUDY/BEDROOM 5

17'8" x 9'5" (5.38m x 2.87m)

With windows to gardens and open fields. Fitted carpets and door off dining room into:

LIVING ROOM

21'0" x 13'4" (6.40m x 4.06m)

A lovely room with windows to two elevations. Feature brick fireplace with unusual wood stove, fitted carpet, exposed ceiling joists and French windows into:

CONSERVATORY

12'7" x 6'0" (3.84m x 1.83m)

Glazed roof and sides overlooking the landscape and gardens, terrace and wildlife pond with a door to outside.

Off the entrance hall is a door to an internal lobby, with radiator and doors to:

BATHROOM

7'6" x 4'9" (2.29m x 1.45m)

A white suite of bath with electric shower, wash basin, WC and quarry tiled floor.

SITTING ROOM

13'1" x 11'1" (3.99m x 3.38m)

Being part of the original cottage, with windows to the front. Fireplace with wood stove, fitted carpet and exposed ceiling timbers.

A staircase rises from the inner hall to the First Floor Landing, with access to:

BATHROOM

9'11" x 4'10" (3.02m x 1.47m)

With a white suite of WC, wash basin and bath with shower attachment, radiator and hard-wearing floor.

BEDROOM 1

21'0" x 13'4" (6.40m x 4.06m)

A wonderful room located at the rear with excellent views over the rear and side gardens and land and beyond to Corndon Hill. Wood clad vaulted ceiling, fitted wardrobes, fitted carpet and radiator.

BEDROOM 2

9'4" x 8'5" (2.84m x 2.57m)

Window to the side with country views. Radiator, fitted carpet and fitted cupboards.

BEDROOM 3

11'3" x 10'0" (3.43m x 3.05m)

With windows to the front. Fitted cupboards, fitted carpet and radiator.

BEDROOM 4

12'6" x 8'8" (3.81m x 2.64m)

With windows to two elevations. Fitted carpet, radiator and fitted cupboards.

OUTSIDE

The property enjoys a fabulous outside space with grounds that extend to over 2 acres. These are found in a mixture of styles, which includes two paddocks, laid to permanent pasture, ideal for grazing animals or making hay from its heritage mix of grass varieties. There are landscaped areas close to the house, which include a wildlife pond, terraces with gazebo and stone chip pathways. There are several lawned areas with a variety of mature trees and bushes, wilderness areas with grass paths, productive vegetable patch, two green houses, and even a chicken run. A very useful timber and GI workshop (20' x 21') with power and light and is complimented with two smaller stone and GI storage sheds.

SERVICES

Mains water and electricity is connected, drainage is to a septic tank. Oil central heating and multiple wood stoves. Double-glazing.

NOTE: none of the services or installations have been tested by the Agents.

COUNCIL TAX

Band E - Shropshire Council

DIRECTIONS

On the A488 from Minsterley, proceed south towards Bishops Castle and after 4 miles at the top of Hope Valley, turn right at the bus stop signed Gravels Bank and Bentlawnt. Continue on this road and at the top of the winding bank proceed another 20 yards, the property is the first entrance on the left.

What3Words - rewarded.detriment.socket

VIEWING

Strictly through the Agents: Halls, 33b Church Street, Bishops Castle, SY9 5DA. Telephone: 01588 638755.

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.